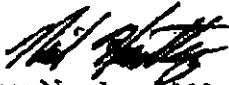


## SUMMARY PAGE PREPARED BY NEIL HARTLEY INSPECTION SERVICES

Inspectors Signature:   
Home Inspector License Number: 1338  
Electrical Contractor License Number: 5697-L

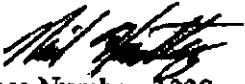
Client: Robert Scott  
Address of Inspection: 819 Elk Knob Dr.  
Date: 10/7/08

**"THIS SUMMARY IS NOT THE ENTIRE REPORT. THE FULL REPORT MAY INCLUDE ADDITIONAL INFORMATION OF INTEREST OR CONCERN TO THE CLIENT. IT IS STRONGLY RECOMMENDED THAT THE CLIENT PROMPTLY READ THE COMPLETE REPORT. FOR INFORMATION REGARDING THE NEGOTIABILITY OF ANY ITEM IN THIS REPORT UNDER A REAL ESTATE PURCHASE CONTRACT, CONTACT YOUR NORTH CAROLINA REAL ESTATE AGENT OR AN ATTORNEY."**

- A few sections of the floor insulation is hanging down in the crawlspace. This is a simple repair, they need pushed up into place and supported by steel wire supports aka "tiger teeth." There are some extra "tiger teeth" noticed in the right rear corner of the crawlspace that will probably be adequate to do the job.
- ~~The garage door operator switches in the garage did not open the doors. There may be disengaged - locking mechanism I was not aware of. The power is on to these units.~~   
*no repair needed*
- There is a fist sized chip in the stucco finish on the rear of the home around the corner from the air-conditioner units. This should be an easy repair.
- One downspout on the rear of the home under the kitchen window is not connected to the PVC pipe that would convey the water away from the foundation. This should be repaired to keep down the possibility of water infiltration or damage.
- The tile should be re-caulked in the master bathroom shower where the floor tiles and wall tiles intersect. I recommend repairing this as soon as possible to prevent damage to the sub-flooring.
- There are two junction box covers missing in the attic over the garage close to the steps to the mechanical room. This is an easy repair.
- The flexible air ducts in the crawlspace should be supported approximately four-feet. There are a few places that should have straps added. This will prevent sagging.

END OF SUMMARY

## SUMMARY PAGE PREPARED BY NEIL HARTLEY INSPECTION SERVICES

Inspectors Signature: 

Home Inspector License Number: 1338

Electrical Contractor License Number: 5697-L

Client: Robert Scott

Address of Inspection: 819 Elk Knob Dr.

Date: 10/7/08

**"THIS SUMMARY IS NOT THE ENTIRE REPORT. THE FULL REPORT MAY INCLUDE ADDITIONAL INFORMATION OF INTEREST OR CONCERN TO THE CLIENT. IT IS STRONGLY RECOMMENDED THAT THE CLIENT PROMPTLY READ THE COMPLETE REPORT. FOR INFORMATION REGARDING THE NEGOTIABILITY OF ANY ITEM IN THIS REPORT UNDER A REAL ESTATE PURCHASE CONTRACT, CONTACT YOUR NORTH CAROLINA REAL ESTATE AGENT OR AN ATTORNEY."**

- A few sections of the floor insulation is hanging down in the crawlspace. This is a simple repair, they need pushed up into place and supported by steel wire supports aka "tiger teeth." There are some extra "tiger teeth" noticed in the right rear corner of the crawlspace that will probably be adequate to do the job.
- The garage door operator switches in the garage did not open the doors. There may be a locking mechanism I was not aware of. The power is on to these units.
- There is a fist sized chip in the stucco finish on the rear of the home around the corner from the air-conditioner units. This should be an easy repair.
- One downspout on the rear of the home under the kitchen window is not connected to the PVC pipe that would convey the water away from the foundation. This should be repaired to keep down the possibility of water infiltration or damage.
- The tile should be re-caulked in the master bathroom shower where the floor tiles and wall tiles intersect. I recommend repairing this as soon as possible to prevent damage to the sub-flooring.
- There are two junction box covers missing in the attic over the garage close to the steps to the mechanical room. This is an easy repair.
- The flexible air ducts in the crawlspace should be supported approximately four-feet. There are a few places that should have straps added. This will prevent sagging.

END OF SUMMARY

**NEIL HARTLEY INSPECTION SERVICES** *Inspection Checklist*  
NC Home Inspector License Number 1338 Signature: *Neil Hartley*

**I. STRUCTURAL:** Client: Scott Date: 10/7/08  
Address: 819 Elk Knob Dr.

Type: The roof framing is engineered wooden trusses and engineered wooden I-beams with some 2 x dimensional lumber. The visible floor framing is engineered wooden I-joist with engineered wooden beams for girders. The foundation is Insulated Concrete Forms (ICF's). The interior columns that support the floor system are concrete. The exterior columns supporting the front porch and rear deck are wood. The two upper level balconies are cantilevered from and supported by the upper level floor framing. The upper level floor framing and all the wall framing are not visible but are assumed to be wood.

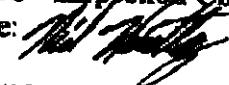
Area Below Finished Level: Crawlspace

Method used to examine under floor crawlspaces: Entered.

F= Functional M= Marginal N= Not-Functional H= Hazardous P= Present  
NV= Not visible/not inspected NA= Not applicable/not inspected SS= See Summary  
SR= See Report SB= See Comments Below

CHECKPOINT	RATING(S)	COMMENTS
1. Grade at Foundation	F	
2. Foundation Walls	F	
3. Sill Plate	F	
4. Floor Joist	F	
5. Sub Flooring	F	
6. Beam Supports	F	
7. Visible Cracks	NA	
8. Ventilation	F	
9. Prior Water Infiltration	NA	
10. Crawlspace Vapor Barrier	F	
11. Sump Pump	NA	
12. Chimney Foundation	F	
13. Wood Proximity to Ground	F	
14. Other (Floor Insulation)	M	SS

**COMMENTS:**

**NEIL HARTLEY INSPECTION SERVICES** Inspection Checklist  
NC Home Inspector License Number 1338 Signature: 

**II. EXTERIOR:** Client: Scott Date: 10/7/08

Address: 819 Elk Knob Dr.

Type: The Exterior walls are covered with vertical board and batten wood siding. The foundation walls are covered with a stucco type material assumed to be a cement based product.

F= Functional M= Marginal N= Not-Functional H= Hazardous P= Present  
NV= Not visible/not inspected NA= Not applicable/not inspected SS= See Summary  
SR= See Report SB= See Comments Below

CHECKPOINT	RATING(S)	COMMENTS
1. Siding Condition	F	
2. Cracks (masonry veneer)	NA	
3. Windows	F	
4. Doors	F	
5. Trim Work	F	
6. Paint & Caulk	F	
7. Storm Door	F	
8. Eaves, Soffits & Fascias	F	
9. Porches	F	
10. Decks	F	
11. Balconies	F	
12. Steps	F	
13. Stoops	NA	
14. Applicable Railing	F	
15. Carport	NA	
16. Garage	F	
17. Garage Door Operation	N	SS
18. Driveways & Walkways	F	
19. Patios	NA	
20. Retaining Walls	F	
21. Other (Stucco)	M	SS

**COMMENTS:**

**NEIL HARTLEY INSPECTION SERVICES**  
NC Home Inspector License Number 1338 Signature: *Neil Hartley*

Inspection checklist

**III. ROOF:** Client: Scott Date: 10/7/08  
Address: 819 Elk Knob Dr.

Roof Covering: Wooden Split Shake Shingles

Method used to observe roof surface: From grade, balconies, windows and the rear deck.

Rain Gutters: Aluminum

Attic Ventilation: Soffit Vents

Method used to observe attic: Entered

F= Functional M= Marginal N= Not Functional H= Hazardous P= Present  
NV= Not visible/not inspected NA= Not applicable/not inspected SS= See Summary  
SR= See Report SB= See Comments Below

CHECKPOINT	RATING(S)	COMMENTS
1. Condition of Shingles	F	
2. Flashing & Joint	F	
3. Skylights	NA	
4. Vent Pipes	P	
5. Chimney(s)	P	
6. Gutters	F	
7. Downspouts	N	SS
8. Attic Ventilation	F	
9. Attic Water Infiltration	NA	
10. Attic Insulation	F	
11. Attic Wood Condition	F	
12. Joist & Rafters	F	
13. Sheathing	F	
14. Trusses	F	
15. Other	NA	

**COMMENTS:**

**NEIL HARTLEY INSPECTION SERVICES**  
NC Home Inspector License Number 1338 Signature: *Neil Hartley*

Inspection Checklist

**IV. PLUMBING SYSTEM:** Client: Scott Date: 10/7/08  
Address: 819 Elk Knob Dr.

Water Supply: Unknown

Water Piping: Copper

Waste Disposal: Unknown

Waste Piping: PVC

Water Heaters: LP Gas Gallon Capacity: Two @ 50 Gal. Ea.

Manufacture: State Model Numbers: PR650POVT (Both Units)

F= Functional M= Marginal N= Not-Functional H= Hazardous P= Present  
NV= Not visible/not inspected NA= Not applicable/not inspected SS= See Summary  
SR= See Report SB= See Comments Below

**CHECKPOINT**

CHECKPOINT	RATING(S)	COMMENT
1. Vent pipe to exterior	P	
2. Water Pressure (functional)	F	
3. Functional Drainage	F	
4. Condition of water piping	F	
5. Main water shut off valve	-	NOT FOUND
6. Connections at fixtures	F	
7. Interior drain/waste/vent piping	F	
8. Water heater	F	
9. Bathroom fixtures	F	
10. Bathroom tile and grout	M	SS
11. Shower pans	NV	
12. Whirlpool tubs	F	BOTH
13. Laundry tubs	F	
14. Bar sinks	F	
15. Other	NA	

**COMMENTS:**

**NEIL HARTLEY INSPECTION SERVICES** *Inspection Checklist*  
NC Home Inspector License Number 1338 Signature: *Neil Hartley*  
NC Electrical Contractor License Number 5697-L**V. ELECTRICAL SYSTEM:** Client: Scott Date: 10/7/08

Address: 819 Elk Knob Dr.

Service Capacity: 400 Amps @ 120/240 Volts, Single Phase

Number of disconnects to cut off all power: Two (Six Maximum allowed)

Service conductor type: Aluminum

Service from the power company: Underground

Location of Service Disconnects: Garage Type: Circuit Breakers

Additional spaces available in the main panels: Yes (38 circuit spaces in two panels)

Location(s) of sub-panel(s): NA

Additional spaces available in sub-panel(s): NA

House wiring: Copper

Receptacles: Grounded/Grounding Type

F= Functional M= Marginal N= Not-Functional H= Hazardous P= Present

NV= Not visible/not inspected NA= Not applicable/not inspected SS= See Summary

SR= See Report SB= See Comments Below

**CHECKPOINT**

CHECKPOINT	RATINGS	COMMENTS
1. Weatherproofing of service	F	
2. Service grounding & bonding	F	
3. Condition of service	F	
4. Condition of panels	F	
5. Condition of breakers/fuses	F	
6. Interior house wiring	F	
7. Receptacles, switches & fixtures	M	SS
8. Polarity of receptacles	F	
9. Ground fault circuit interrupters	F	
10. Distribution of receptacles	F	
11. Wiring to central heat/AC systems	F	
12. Wiring to major equipment	F	
13. Outside outlets & fixtures	F	
14. Arc-Fault Protection	NA	SB
15. Other	NA	

**COMMENTS:**

(14) Arc Fault protection is a new technology starting in 2005 that does not apply to this home.

**NEIL HARTLEY INSPECTION SERVICES** *Inspection Checklist*  
 NC Home Inspector License Number: 1338 Signature: *Neil Hartley*

**VI. CENTRAL HEATING:** Client: Scott Date: 10/7/08  
 Address: 819 Elk Knob Dr.

Type: LP Gas Furnaces (Forced Air) Two ea. Brands: American Standard (Both Units)  
 Models: Crawlspace Unit #AUX080C942C1. Attic Unit #AUX040C924C1  
 Condition: Both are functional  
 Size of air filters: 17 1/2" x 27" x 5"

F= Functional M= Marginal N= Not-Functional H= Hazardous P=Present  
 NV= Not visible/not inspected NA= Not applicable/not inspected SS= see Summary  
 SR= See Report SB=See Comments Below

CHECKPOINT	RATING(S) COMMENTS	
1. Flue pipes	F	
2. Chimneys	P	
3. Slope of flue pipe	F	
4. Joints in flue pipe	F	
5. Fuel tanks	P	
6. Tank vents	P	
7. Draft device	F	
8. Heat exchanger	F	
9. Furnace	F	
10. Carbon monoxide detector	NA	
11. Thermostats (4 ea.)	F	
12. Heat pump	NA	
13. Emergency heat strips	NA	
14. Coil	NA	
15. Evaporator	NA	
16. Refrigerant lines	NA	
17. Outside fan	NA	
18. Air ducts	F & M	SS
19. Supply/return plenums	F	
20. Inside fans	F	
21. Fireplaces	N	SB
22. Other (Bathrooms)	F	SB

**COMMENTS:**

- (21) The gas logs in the fireplace did not have a pilot light at the time of inspection and was not tested.
- (22) Each bathroom has an electric toe space heater under the cabinets. They were all functional.

**NEIL HARTLEY INSPECTION SERVICES** *Inspection Checklist*  
 NC Home Inspector License Number: 1338 Signature: *Neil Hartley*

**VII. CENTRAL AIR CONDITIONING:** Client: Scott Date: 16/7/08  
 Address: 819 Elk Knob Dr.

Type: Electrical Brands: Allegiance (Both Units)  
 Models: 7A0024A100A & 7A0024A100A2 Condition: Not Tested  
 Air Filter Size: 17 1/2" x 27" x 5" (Both Units) System Tested: No (See Below)

F= Functional M= Marginal N= Not-Functional H= Hazardous P= Present  
 NV= Not visible/not inspected NA= Not applicable/not inspected SS= See Summary  
 SR= See Report SB= See Comments Below

CHECKPOINT	RATING(S)	COMMENTS
1. Thermostats	P	
2. Coil	P	
3. Coil Fins	F	
4. Evaporator	P	
5. Refrigerant Lines	P	
6. Outside Fans	NA	
7. Air Ducts	M	See Heating Checklist
8. Supply/Return Plenums	F	
9. Inside Fan	F	
10. Condensate Drain	P	
11. Temperature Drop Test	N	SB
12. Other	NA	

**COMMENTS:**

The air conditioning systems were not tested for proper operation other than what could be tested when operating the heating systems such as the air handling equipment. The outside ambient temperature was 61 deg. F. at the time of the inspection. Operating an air conditioning compressor below 65 deg. F. can damage the unit.

**NEIL HARTLEY INSPECTION SERVICES** Inspection Checklist  
NC Home Inspector License Number: 1338 Signature: *Neil Hartley***VIII. INTERIOR:** Client: Scott Date: 10/7/08  
Address: 819 Elk Knob Dr.

F= Functional M= Marginal N= Not-Functional H= Hazardous P= Present  
NV= Not visible/not inspected NA= Not applicable/not inspected SS= See Summary  
SR= See Report SB= See Comments Below

**CHECKLIST**

	RATING(S)	COMMENTS
1. Walls	F	
2. Ceilings	F	
3. Floors	F	
4. Stairways	F	
5. Steps	F	
6. Handrails	F	
7. Guardrails	F	
8. Closets	F	
9. Doors	F	
10. Trim Work	F	
11. Insulation	NV	
12. Kitchen Cabinets	F	
13. Kitchen Counter Tops	F	
14. Fire Alarms/Smoke Detectors	N	SB
15. Locks	F	
16. Ceiling Fans	F	
17. Other	NA	

**COMMENTS:**

Fire alarm cables were noticed in the attic spaces, therefore the smoke detectors were not tested. Most of these systems when actuated will contact and dispatch the fire department. I recommend having alarm systems tested by professionals.

Oct 08 08 02:06p

neil hartley

828-264-0004

p.12

**NEIL HARTLEY INSPECTION SERVICES** *Inspection Checklist*  
NC Home Inspector License Number: 1338 Signature: *Neil Hartley***IX. KITCHEN APPLIANCES:** Client: Scott Date: 10/7/08  
Address: 819 Elk Knob Dr.

F= Functional M= Marginal N= Not-Functional H= Hazardous P= Present  
NV= Not visible/not inspected NA= Not applicable/not inspected SS= See Summary  
SR= See Report SB= See Comments Below

CHECKPOINT	RATING(S)	COMMENTS
1. Sinks	F	
2. Dishwasher	F	
3. Range	F	
4. Oven	F	
5. Microwave	F	
6. Refrigerator	F	
7. Exhaust Fan	F	
8. Garbage Disposal	F	
9. Other	NA	

**COMMENTS:**